

FINAL DRAFT
Minutes of May Board Meeting
Upper Las Colonias Neighborhood Association
May 2, 2023 4:08PM
Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, John Halley, John Red Horse, Jeff Tetenbaum, David Nielson, Mike Tarleton, Kent Kobakoff. John Mahoney, Steve Turner and Jonathan Stuart(on zoom).
Absent - Phil Caston,

Members Present –Mike and Charlotte Wylie, Lee Johnson, Kevin Wood, Steve Zick and Ning Wu, Martha Grossman, Carol Smith, Mary Machotka, Gary Vest, Gene Imbro, Jim Asperger, and Kim Brandt.

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Cardinal Reiger, George Schaub, Ken Littlejohn, Lisa Tudor, Tom Ottinger, Zachary Lowe and Gary Ferguson.

Loren Bell – Director of the Enchanted Circle Trails Association –

1.Treasurer’s Report – John Mahoney indicated current balance is unchanged at \$3,231.75

2.Minutes from the March 15th Meeting were approved.

3. Enchanted Circle Trails Association – ECTA – Loren described the formation and activities of the ECTA. It was formed in 2017, although efforts with the Pueblo preceded the 501c3 entity’s formation. Aside from the goal of having a bike path along 150 from the OBL to the Arroyo Seco Community Center, ECTA is working to build, maintain and promote 9 other trails. The trail along 150 is Priority #1. It would be 4.7 miles long, 6-8 feet wide, and at least 5 feet from the highway. It would be paved with a dirt path along side for horses and walkers. They hope to have a survey and engineering completed in 2023 and construction in 2024 and 2025. Estimated cost is \$2-3 million. E-bike use to be determined.

4. TREV – John indicated 3 different agencies have questions that will have to be answered. The traffic study update has been delayed and is now just starting. Ins and Outs at Gavilan need more attention. John hopes to meet with all who are interested in the issue. The traffic engineer will consider the Gavilan issue in his study. John to set up a gathering of interested parties.

5. Songwriter – Lot Size Variance Hearing is set for May 9th. To summarize, the Minutes from March were read in part. Discussion followed with regard to downsizing 81 units currently permitted to 24 as planned or coming up with a proposal for fewer than 24. The question of whether variance or a zoning change was the way to go about making

the change requested. Although there appears to be unity among board members that density is a problem, discussion centered on whether ¼ acre lots could be employed based on subdivision regulations. Eugenia will draft a letter to be reviewed by the board and ultimately sent by the Association to the Planning Department in advance of the hearing. If time permits, counsel may be asked to review and comment and an Executive Session Board Meeting may be called.

6. Short Term Rentals – Four steps were agreed to be followed to finalize the letter to the county regarding the Association’s position on the issue at the March meeting. They were:

- a. Cardinal to go online to assist in determining rentals within the neighborhood by noting Air B&B’s and other rental options,
- b. David and John to meet to discuss the letter in draft form intended to be sent to the county;
- c. the STR committee to meet to get other members input and
- d. the resulting letter to be presented to the Board at the April 5th meeting in anticipation of Kurt signing and sending a final version to the Planning Department after the meeting.

Step “a” was completed (approximately 80 STR exist in the neighborhood) but the remaining steps were not. Kurt has again requested that the full committee meet and changes to the letter, if any, incorporate ideas from all members.

7. 9 Del Norte – John Mahoney and Lee Johnson commented on the eyesore that is 9 Del Norte. Kurt also mentioned the home on Quail. Apparently, people are living in the trailer and that is against the CCR’s of the subdivision. Mike will look for them and provide them to whomever wants to pursue the issue. These property disasters do not appear to be the county’s problem to address, although the county has sent out personnel on occasion. Ultimately, the court system may have to get involved.

8. Carport at 31 Santo Domingo. The Board of Adjustment variance hearing, 23-001, was held on April 28th and the application for variance was denied. Eugenia, Jeff and John Red-Horse were on the call and provided commentary. The Board had provided a letter to Planning prior to the hearing indicating opposition to the request for a variance to allow the carport to remain 21’6” from the property line. Two Commissioners voted against Ms. Brandt’s request and One Commissioner abstained.

9. For the record – although not mentioned at the meeting – Two No Objection Letters were issued last week for garage construction – at 4 West Road for Lou and Helen Bright and at 27 Cielo for Anderson Hund Ranch LLC.

10. Meeting was adjourned at 6:10PM. Next meeting tentatively scheduled for June 6th.